

SNAPSHOT of HOME Program Performance--As of 06/30/11
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	93		
% of Funds Committed	93.44 %	92.37 %	31	92.63 %	61	50	
% of Funds Disbursed	81.07 %	86.15 %	63	86.67 %	20	20	
Leveraging Ratio for Rental Activities	2.8	5.74	60	5.03	20	32	
% of Completed Rental Disbursements to All Rental Commitments***	81.52 %	86.19 %	66	88.14 %	19	14	
% of Completed CHDO Disbursements to All CHDO Reservations***	63.00 %	74.83 %	56	76.19 %	17	22	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	85.57 %	82.01 %	42	81.48 %	73	54	
% of 0-30% AMI Renters to All Renters***	53.94 %	41.14 %	28	45.62 %	75	65	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.88 %	96.55 %	64	96.17 %	25	26	
Overall Ranking:			In State:	45 / 93	Nationally:	24 34	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$26,491	\$38,718		\$28,750	1,192 Units	60.90 %	
Homebuyer Unit	\$46,725	\$22,136		\$15,714	388 Units	19.80 %	
Homeowner-Rehab Unit	\$12,348	\$27,679		\$21,140	303 Units	15.50 %	
TBRA Unit	\$6,077	\$2,683		\$3,230	75 Units	3.80 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): San Jose CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$100,511	\$351,339	\$12,354
State:*	\$144,444	\$118,074	\$29,157
National:**	\$103,194	\$78,960	\$24,147

CHDO Operating Expenses:
(% of allocation)

PJ:	1.0 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.19

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	38.9	33.5	49.8	38.7	Single/Non-Elderly:	46.7	46.9	21.8	88.0
Black/African American:	17.4	3.4	3.6	24.0	Elderly:	26.9	1.5	42.2	1.3
Asian:	4.6	29.4	17.2	1.3	Related/Single Parent:	13.2	15.2	12.5	6.7
American Indian/Alaska Native:	0.4	0.5	1.7	0.0	Related/Two Parent:	10.7	23.7	16.8	0.0
Native Hawaiian/Pacific Islander:	1.8	2.6	1.7	0.0	Other:	2.2	12.6	6.6	4.0
American Indian/Alaska Native and White:	0.6	0.3	1.0	1.3					
Asian and White:	0.0	0.5	1.0	0.0					
Black/African American and White:	0.0	0.3	1.0	1.3					
American Indian/Alaska Native and Black:	0.0	0.0	0.3	1.3					
Other Multi Racial:	1.0	3.6	5.3	5.3					
Asian/Pacific Islander:	9.9	1.5	0.0	0.0					
ETHNICITY:									
Hispanic	25.4	24.5	17.5	26.7					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	60.1	41.0	33.7	85.3	Section 8:	21.7	0.0 [#]		
2 Persons:	19.8	20.6	33.7	9.3	HOME TBRA:	8.3			
3 Persons:	11.4	19.3	14.9	1.3	Other:	9.7			
4 Persons:	5.7	13.1	8.9	2.7	No Assistance:	60.3			
5 Persons:	1.7	4.4	5.6	0.0					
6 Persons:	1.1	1.0	2.0	1.3					
7 Persons:	0.1	0.5	0.7	0.0					
8 or more Persons:	0.1	0.0	0.7	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			30	

* The State average includes all local and the State PJs within that state

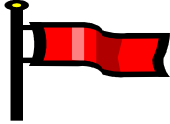
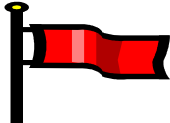
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): San Jose State: CA Group Rank: 24
 (Percentile)
 State Rank: 45 / 93 PJs Overall Rank: 34
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 85.50%	81.52	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 60.40%	63	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	85.57	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.15%	94.88	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.980	3.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2006 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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